

Article 412 Standards for Specific Uses

412.01 Accessory Uses

Accessory uses shall be located, developed, and operated in compliance with the following standards:

- A. **General Requirements.** No use shall be considered to be accessory to a principal or conditional use which involves or requires any of the following:
 - 1. ***In Residential and Rural Districts.*** The use of more than one-quarter of the total floor area in the principal building and accessory building.
 - 2. ***In All Other Districts.*** The use of more than one-third of the total floor area in the principal building and the accessory building.
- B. **Prohibited Uses.** The following uses are prohibited from being accessory uses:
 - 1. ***In Residential and Rural Districts:***
 - a. Any Bar or Restaurant, or any other retail establishment that serves liquor for consumption on-site, except in resorts and golf courses; and
 - b. The employment of any person not resident in the dwelling unit, other than a domestic servant, gardener, janitor, farm employee or other person concerned in the operation or maintenance of the dwelling unit.
 - 2. ***In All Other Districts.***
 - a. Adult Oriented Businesses;
 - b. Medical Marijuana Uses;
 - c. Liquor Stores;
 - d. Bars and Lounges, except in hotels, resorts, and golf courses; and
 - e. General and Heavy Manufacturing.
- C. **Limitations.** Accessory uses shall be restricted to interior areas of a structure except in Rural Districts where exterior accessory use on a lot is allowed, subject to other standards of this Code. In addition, outdoor dining is permitted if specified standards are met.

412.02 Adult Oriented Businesses

Adult Oriented Businesses shall be located, developed, and operated in compliance with the following standards:

- A. **Permits and Licenses.** Adult Oriented Businesses must be in conformance with Maricopa City Code and subject to the following:
 - 1. An Adult Oriented Business must, prior to commencement or continuation of such business, apply for and receive from the Planning & Zoning Commission, a Conditional Use Permit. Reasonable conditions may be imposed, such as limitation

on hours of operation, exterior lighting, display materials, security, and other similar conditions, as may be necessary to protect the health, safety, and welfare.

2. Subsequent to receipt of an approved Conditional Use Permit, but prior to establishment of the business, the applicant shall apply and receive a valid business license, as provided in the Maricopa City Code.
- B. **Location.** Adult Oriented Businesses shall be located a minimum of:
1. 1,500 feet from the lot line of vacant or developed land in any Residential or Mixed Use Districts;
 2. 1,500 feet from any elementary or secondary educational facility, junior colleges and universities, vocational schools, family day care facility, day care facility, religious facility, cultural institution, or public park and recreational areas;
 3. 1,500 feet from any business that is licensed to sell alcoholic beverages;
 4. 1,000 feet from any other legally established adult oriented business; and
 5. 500 feet from any family oriented entertainment business.
- C. **Number of Businesses, Expansion.** Only one Adult Oriented Business is permitted in each building, structure, or lot. No existing Adult Oriented Business can expand or intensify their business if there is another Adult Oriented Business in the same building, structure, or lot.
- D. **Hours of Operation.** Hours of operation shall be limited to the time period between 8 a.m. and 1 a.m. Monday through Saturday and noon and 1 a.m. on Sunday, or as otherwise approved by use permit.
- E. **Screening.** All windows, doors, or other apertures shall be architecturally screened or otherwise obscured so as to prevent public viewing of the interior of the Adult Oriented Business from a public street or sidewalk.
- F. **Signs.** No advertisement displays or merchandise available for sale or rent that includes or depicts specified sexual activities or specified anatomical areas shall be visible from any public right-of-way. Total wall sign area shall not exceed 20 square feet. Businesses located on a corner lot may have a maximum of 25 square feet.

412.03 Alcoholic Beverage Sales

Businesses with alcoholic beverage sales shall be located, developed, and operated in compliance with the following standards:

- A. **Permit Required.** Conditional Use Permit approval is required for any use involving the sale of alcoholic beverages [as defined in section B, below](#).
- B. **Liquor Stores.** Liquor Stores and other off-sale establishments that dedicate more than 50 percent of the sale floor to sales of alcoholic beverages for off-premises consumption, but excluding General Markets shall be located, developed, and operated in compliance with the following standards.
 1. **Location.** Such establishment shall be located a minimum of:

- a. 500 feet from elementary and secondary educational facilities, religious facilities, cultural facilities, or public parks and recreational facilities.
 - b. 500 feet from Restricted Personal Services, Off-Track Betting Establishments, and Adult Oriented Business.
 - c. 1,000 feet from any other legally established businesses with packaged alcoholic beverage sales.
2. ***Litter.*** Trash receptacles and separate recycling receptacles shall be provided by entrances and exits from the building.
 3. ***Pay Telephones, ATM Machines, and Vending Machines.*** Pay telephones, ATM machines, and vending machines are prohibited externally.

412.04 Automobile/Vehicle Sales and Leasing

Automobile/Vehicle Sales and Leasing shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Automobile/Vehicle Sales and Leasing are only allowed on sites with at least one frontage on an arterial street or regional highway.
- B. **Minimum Lot Size:** 10,000 square feet.
- C. **Landscaping and Screening.**
 1. ***Interior Lot Landscaping.***
 - a. *Trees.* All surface lots are required to provide one tree per 10 vehicle spaces.
 - b. *Shading.* The interior lot landscape requirements may be reduced if portions of the lot will be shaded through a fixed shade element, such as a canopy. In order for the fixed element to count towards the reduction of required trees it must incorporate a 'green' component, such as solar panels or a green roof.
 2. ***Perimeter Lot Landscaping.***
 - a. *Street-facing Property Lines.* All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a minimum of 1 tree and 3 shrubs and/or organic groundcover for every 30 lineal foot of street frontage or fraction thereof; exclusive of that portion of the public rights-of-way occupied by a driveway area and a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:
 - i. Ornamental fencing or a solid wall that is 3 feet in height and an eight-foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 - ii. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of an eight-foot deep average width perimeter landscaping that has been otherwise configured to result in either: a public space or

amenity that is accessible from the public right-of-way or a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.

- iii. A two-foot parking overhang is permitted in landscaped areas.
 - b. *Interior Property Lines.* A landscaping buffer with a minimum inside width of at least five feet shall be provided along all other property lines.
 - c. *Abutting Residential Zones, Trails and Open Space.* If any lot lines abut an R zone, a community trail system or open space areas as indicate on the General Plan, the perimeter of the site must be screened with a structure at least six feet in height or a landscaped buffer area with a minimum width of 25 feet for commercial or mixed use and 40 feet for industrial and not exceeding a 3:1 slope shall be provided and maintained by all commercial, mixed use and industrial developments along the common lot line.
- 3. ***Maintenance.*** All landscaped areas, walls, and barriers must be maintained in conformance with approved landscape plans in perpetuity.
 - 4. ***Other Requirements.*** Additional screening and landscaping may be required where necessary to prevent visual impacts on adjacent Residential or Mixed Use Districts.
 - 5. ***Accessory Sales and Leasing.*** Automobile sales and leasing that are accessory to another use must meet the landscaping and screening requirements above.
 - 6. ***Relation to Subdivision Ordinance.*** Where the requirements of this Section conflict with landscaping and screening requirements of the Subdivision Ordinance, the most restrictive shall govern. Where there is a conflict between a general requirement and specific requirement, the specific requirement shall apply.
- D. **Vehicle Display.** A minimum 12 foot wide planter strip shall separate vehicle display areas from sidewalks and pedestrian entries.
 - E. **Vehicle Loading and Unloading.** All vehicle loading and unloading shall occur in the rear half of the site. If the lot abuts a property in a Residential District, the loading and unloading may be located to have a lesser impact on the adjacent properties, but in all cases, loading and unloading shall occur during weekday business hours.

412.05 Automobile/Vehicle Service and Repair, Major

Major Automobile/Vehicle Repair, facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Minimum Lot Size.** 10,000 square feet.
- B. **Orientation of Bay Doors.** All bay doors shall be oriented to minimize visibility from public streets.
- C. **Screening.** All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:

1. Ornamental fencing or a solid wall that is 3 feet in height and an eight-foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 2. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of an eight-foot deep average perimeter landscaping that has been otherwise configured to result in either: a public space or amenity that is accessible from the public right-of-way or a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.
- D. **Litter.** No used or discarded automotive parts or equipment or permanently disabled, junked, unregistered, or wrecked vehicles may be stored outside of the main building. Parts or equipment may be temporarily stored outdoors for no longer than one week but must be screened from view.
- E. **Noise.** All body and fender work, or similar noise-generating activity, shall be enclosed in a masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise. Bay openings shall be oriented so as to minimize the effects of sound emanating from the auto repair building towards residential uses, towards outdoor restaurant seating, and outdoor reception areas. Compressors shall be located with separately enclosed, sound attenuated rooms.

412.06 Automobile/Vehicle Service Stations and Washing

Automobile/Vehicle Service Stations and Washing shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Automobile/Vehicle Service Stations and Washing are only allowed on sites with at least one frontage on an arterial street.
- B. **Setbacks.** No building or structure shall be located within 20 feet of any interior lot line abutting a Residential or Mixed Use District.
- C. **Drive up Aisles.** Vehicle lanes for car wash operations shall be screened from public streets to a height of 42 inches in front or street side areas. Screening devices shall consist of walls and/or berms with supplemental plant materials.
- D. **Street-Facing Walls.** Street-facing walls, including car wash tunnels, over 75 feet long shall include breaks in the building plane, projections, recesses, and trim to provide architectural articulation and modulate building mass to enhance the streetscape.
- E. **Landscaping and Screening.**
 1. **Perimeter Lot Landscaping.**
 - a. *Street-facing Property Lines.* All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a minimum of 1 tree and 3 shrubs and/or organic groundcover for every 30 lineal foot of street frontage or fraction thereof; exclusive of that portion of the public rights-of-way occupied by a driveway area and a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to

the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:

- i. Ornamental fencing or a solid wall that is 42 inches in height and an eight foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 - ii. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of an eight foot deep average perimeter landscaping that has been otherwise configured to result in either: a public space or amenity that is accessible from the public right-of-way or a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.
 - b. *Interior Property Lines.* A landscaping buffer with a minimum inside width of at least five feet shall be provided along all other property lines.
 - c. *Residential Zones.* If any lot lines abut an R zone, the perimeter of the site must be screened with a structure at least six feet in height.
2. Additional screening and landscaping may be required where necessary to obscure view of automatic car washing equipment and prevent visual impacts on adjacent properties.
- F. **Litter.** One trash receptacle per wash bay is required.
- G. **Outside Storage.** No outdoor storage is allowed.

412.07 Child Care Facilities

Child Care facilities other than In Home Child Care and Residential Care, which are regulated separately, shall be located, developed, and operated in compliance with the following standards:

- A. **Structures.** Child Care facilities shall conform to all development standards of the zoning district in which it is located unless otherwise provided in this Section. They must be in a standalone facility and cannot be co-located in a single-family residence.
- B. **Hours of Operation in RS Single Family District.** When the site is located within an Residential Single Family District, Child Care Facilities shall operate only Monday through Friday. No outdoor play is allowed before 7:00 a. m. or after 8:00 p.m.
- C. **Pick-Up and Drop-Off.** A plan and schedule for the pick-up and drop off of children or clients shall be provided prior to approval. The plan shall demonstrate that adequate parking and loading are provided to minimize congestion, and it shall demonstrate that the plan for pick-up and drop-off of children or clients does not require passing through traffic.
- D. **Outdoor Play Areas.** Outdoor play areas shall not be located along major arteries or adjacent to industrial uses.
- E. **Screening of Outdoor Play Areas.** Outdoor play areas shall have a screening feature around the perimeter adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:

1. Ornamental fencing or a solid wall that is 4 feet in height and a five foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 2. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of a five foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.
- F. **State and Other Licensing.** All Child Care facilities shall be State licensed and operated according to A.R.S. Title 36, Chapter 7.1, et seq. and all other applicable regulations.
- G. **Concentration of Uses.** No more than one Child Care facility shall be permitted within 500 feet of the lot line of another existing Child Care facility.

412.08 Child Care, In Home

In Home Child Care shall be managed in accordance with the following good neighbor policies:

- A. The In Home Child Care use shall be incidental to the principal use of the dwelling unit for residential purposes.
- B. All outdoor play areas shall be screened and enclosed by a six foot high solid masonry fence with solid, self-closing and self-latching gates.
- C. The minimum separation between In Home Child Care uses on the same street shall be 300 feet, measured from the lot lines.
- D. Existing garages, carport structures, or driveways shall not be expanded, modified, displaced or otherwise altered for the purposes of accommodating the in Home Child Care use.

412.09 Community Assembly

Community Assembly facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Access.** Community Assembly facilities shall take primary access from a public street with a minimum of 50 feet in width and improved with curbs, gutters, sidewalks, and street lights.
- B. **Buffer.** A minimum of 20 feet perimeter buffer shall be included where interior lot lines abut a Residential District. This buffer area may be used for parking or landscaping but shall not be used for structures or outside activities.
- C. **Outdoor Play Areas.** Outdoor play areas shall be at least 25 feet from any Residential District and shall not be located adjacent to an arterial street or industrial use.

412.10 Drive In and Drive Through Facilities, Including Fast-Food Facilities

Drive In and Drive Through facilities, including Fast-Food Facilities, shall be located, developed, and operated in compliance with the following standards:

- A. **General.** Drive-through facilities shall provide safe, unimpeded movement of vehicles at street access points, in travel aisles and parking areas. Drive-through aisles shall be a minimum of 12 feet in width and 20 feet in length, or as otherwise required by Table 1. Drive-through aisle shall have a minimum interior turning radius of 15 feet and an exterior turning radius of 30 feet.
- B. **Screening.** Drive-through aisles shall be screened from view from public and private streets, areas accessible to the general public, and from areas shown for residential use in the General Plan by:
1. A decorative masonry fence a minimum of 42 inches in height measured from the grade of the aisle; or
 2. A continuous evergreen landscape planter a minimum of 6 feet in width; or
 3. A combination of a masonry fence and landscape planter.
- C. **Stacking.** Vehicular stacking areas shall be provided in accordance with Table 1: Drive-Through Facility Stacking Space Requirements.

TABLE 402.10: DRIVE-THROUGH FACILITY STACKING SPACE REQUIREMENTS	
<i>Use Classification</i>	<i>Stacking Space Requirement</i>
Banks and Financial Institutions	5 spaces per teller or ATM drive-through
Eating and Drinking Establishments	
<i>Restaurants, Take-out Service</i>	3 spaces per window
<i>Restaurants, Limited Service</i>	4 spaces
Retail Sales, General	
<i>Dry cleaning</i>	2 spaces per window
<i>Pharmacy</i>	2 spaces per aisle
<i>Photo drop</i>	1 space per window
Automobile/Vehicle Equipment Sales and Services	
<i>Automobile/Vehicle Washing, Automated or Self-service</i>	4 space per bay
<i>Automobile/Vehicle Washing, Full Service</i>	8 spaces minimum
<i>Service Station</i>	1 space on each end of each side of each fuel pump island (one-way facilities require 2 spaces on approach end of each island).
<i>Fueling Facility, Alternative</i>	1 space on each end of each side of each fuel pump island (one-way facilities require 2 spaces on approach end of each island).
<i>Automobile/Vehicle Repair, Major</i>	1 space per service bay
<i>Automobile/Vehicle Repair, Minor</i>	1 space per service bay

- D. **Take-Out Facilities.** Eating and Drinking Establishments providing a designated take-out counter or window shall identify one or more parking spaces adjacent to the take-out entrance for exclusive use by take-out customers.

E. **Site and Building Design.**

1. If the proposed building is located within 50 feet of the public street, locate the main entrance door directly off (oriented towards) the public sidewalk or provide clear and direct access from the public sidewalk to the main entrance or secondary entrance.
2. Walls along the street face and visible from the street, shall be transparent with windows, doors and other forms of transparent building materials to maximize views in and out of the building and the relationship between interior and exterior to support and animate the public street and sidewalk.
3. Drive-through elements shall be placed to the side or rear of the building. Orient the drive-through window away from the street frontage and provide adequate screen measures through landscaping and design to minimize visibility of drive-through.
4. The architecture of drive-through uses shall be compatible and harmonize with that of the shopping center motif or immediate neighborhood in terms of building color, materials, mass, scale, and form.

F. **Menu and Preview Boards.** Menu boards shall face away from public rights of ways unless located at least 35 feet from the street, adequately screened from view, and oriented in a manner to address (E) of this Section. All signage is subject to the sign regulations in Article 411.

G. **Pedestrian Walkways.** Interior pedestrian walkways shall not intersect vehicle aisles, unless no alternative exists. In such cases, pedestrian walkways shall have clear visibility, emphasized by enhanced paving or markings.

H. **Litter.** Trash receptacles shall be provided at the exit of the drive-through facility.

412.11 Eating and Drinking Uses

Eating and Drinking Uses shall be developed and operated in accordance with the following good neighbor policies:

- A. The safety and cleanliness of the establishment and its adjacent area(s) shall be maintained.
- B. Proper and adequate storage and disposal of debris and garbage shall be provided.
- C. Noise and odors shall be contained within immediate area of the establishment so as not to be a nuisance to neighbors.
- D. The establishment shall pick up and dispose of any discarded beverage containers and other trash left by patrons within a 100 foot radius from the facility periodically during regular hours of operation.

412.12 Home Occupations

Home occupations shall be operated in compliance with the following standards:

- A. **Residential Character Maintained.** No dwelling or accessory buildings shall be built, altered, finished, or decorated externally for the purposes of conducting the home occupation in such a manner as to cause the structure to be reasonably recognized as a place where a home occupation is conducted.

- B. **Permitted Uses.** Home occupations are limited to the following uses:
1. Professional offices;
 2. Offices for personal services, such as janitorial, garden, or offices services;
 3. Dressmaking, tailoring, millinery, and other home sewing work;
 4. Handicrafts, such as weaving, leatherwork, and other arts and crafts;
 5. Instructional classes, not exceeding five students at a time;
 6. Mail order or direct sales provided that no direct sales to customers occur from the residence;
 7. Uses that entail food handling, processing or packing of specialized minor cooking or baking; and
 8. Businesses such as plumbers, electricians, contractors, pool service providers, locksmiths, and watch repair.
- C. **Prohibited Uses.** The following uses are not permitted as a home occupation.
1. Fire arms manufacturing/storage/on-site sales;
 2. Medical marijuana dispensaries or cultivation or medical marijuana infusion;
 3. The repair, reconditioning, servicing or manufacture of any internal combustion or diesel engine or of any motor vehicle, including automobiles, trucks, motorcycles, and boats;
 4. Repair, fix-it, or plumbing shops; and
 5. Kennels, storage, caring, or grooming of animals.
- D. **Maximum Floor Area Allowed.** A home occupation shall not occupy more than one-quarter of the total floor area in the principal building and any accessory building on the lot.
- E. **Signage.** No sign visible from a street, except for approved live-work units in the MU district shall be publicly displayed relating to the home occupation or products thereof.
- F. **Limitations on On-Site Employees.** No more than two persons shall be employed or work on-site, excepting occupants of the dwelling who are members of the resident family, provided, however that with approval of a Conditional Use Permit, one additional employee may be allowed if the Planning & Zoning Commission determines that there would be no adverse impacts on the immediately adjoining neighborhood in addition to the other required findings.
- G. **Merchandise.** On-site display of merchandise or goods for the purposes of sale on the premises shall not be permitted. Walk-in customers and on-site sales of the merchandise or goods shall not be permitted.
- H. **Storage.** Storage related to the home occupation must be confined to the interior of the dwelling or accessory building. No hazardous materials storage is allowed.
- I. **Traffic and Parking.** The home occupation shall not generate more than five additional daily trips related to the business (e.g. deliveries and drop-off), on average over a work-week, nor

require additional off-street parking spaces for delivery of materials or supplies to or from the premises. No garage or accessory building shall be altered or used in such a manner that would reduce the number of covered parking spaces required in the district in which it is located.

- J. **Nuisance.** No equipment or process shall be used with creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises, or causes fluctuations in line voltage off the premises. The home occupation shall not involve the use of power equipment on the premises using motors exceeding one horsepower combined capacity.

412.13 Hospitals and Clinics

Hospitals and Clinics shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** Hospitals and Clinics are only allowed on sites with at least one frontage on an arterial street.
- B. **Minimum Frontage.** 100 feet on each street.
- C. **Landscaping and Screening.**
1. ***Interior Lot Landscaping.***
 - a. *Trees.* All surface parking areas are required to provide one shade tree island per eight vehicle spaces..
 - b. *Shading.* The interior shade tree requirements may be reduced if portions of the lot will be shaded through a fixed shade element such as a canopy. In order for the fixed element to count towards the reduction of shade trees it must incorporate a 'green' component such as solar panels or green roof.
 2. ***Perimeter Lot Landscaping.***
 - a. *Street-facing Property Lines.* All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:
 - i. Ornamental fencing or a solid wall that is 42 inches in height and an eight-foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way; or
 - ii. A combination of permeable landscaping and ornamental fencing where the permeable surface and landscaping is the equivalent area of an eight foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.

- b. *Interior Property Lines.* A landscaping buffer with a minimum inside width of at least five feet shall be provided along all other property lines.
 - c. *Residential Zones.* If any lot lines abut a residentially zoned district, the perimeter of the site must be screened with a structure at least six feet in height, not to exceed eight feet.
 - d. *Relation to Subdivision Ordinance.* Where the requirements of this section conflict with landscaping and screening requirements of the Subdivision Ordinance, the most restrictive shall govern. Where there is a conflict between a general requirement and specific requirement, the specific requirement shall apply.
3. **Ancillary Areas.** All service areas, ambulance, storage, trash storage areas, ground- or roof-mounted mechanical equipment shall be screened from ground-level view from adjacent lots and public rights-of-way.
- D. **Litter.** One permanent, non-flammable trash receptacle shall be installed in the parking area adjacent to the entrance/exit.

412.14 Live/Work Units

Live/Work Units shall be located, developed, and operated in compliance with the following standards:

- A. **Locations Allowed.** Live/Work Units are allowed in the NC, GC, and Mixed Use zoning districts.
- B. **Establishment.** Live/Work Units may be established through new construction or through the conversion of existing residential, commercial and industrial buildings.
- C. **Allowable Uses.** Work activities in Live/Work Units are limited to uses that are permitted outright, or permitted subject to a Conditional Use Permit in the district in which the Live/Work Units are located. Live/Work Units may contain only residential uses, but they are not permitted to contain only “work” or commercial uses. On-site storage and sale of materials and merchandise is allowed.
- D. **Sale or Rental of Portions of Unit Above the Ground Level Prohibited.** No portion of a Live/Work Unit located above the ground level may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.
- E. **Floor Area Distribution.** An applicant shall submit a floor plan of all proposed units to the Zoning Administrator to showing which areas are designated for work activities and which areas for living or as common areas.
- F. **Outdoor Living Area.** Common or private on-site open space shall be provided for the use of occupants at a rate of 150 square feet per Live/Work Unit. This space may be attached to individual units or located on the roof or adjoining the building in a yard. Some temporary outdoor storage of materials and merchandise related to the work activity is allowed.

412.15 Manufactured Home/Recreational Vehicle Uses

A. Recreational Vehicle Parks and Subdivisions.

1. *Permitted Uses.*

- a. One recreational vehicle (RV) on each approved lot or space. No manufactured homes or dwelling units of conventional construction shall be permitted on a lot or space for living purposes, except as specified below.
- b. Recreational vehicle accessory structures:
 - i. Aggregate floor area, of all enclosed RV accessory structures shall be limited to 520 square feet, including storage rooms (attached or detached) and patio enclosures.
 - ii. Additional requirements applying to patio enclosures:
 - (1) Parking spaces shall not be enclosed.
 - (2) All roof materials shall be lightweight aluminum or other noncombustible material.
 - (3) A smoke alarm shall be installed in each room within a patio enclosure.
 - (4) Partitions may be used to accommodate laundry, bath, and toilet facilities.
 - (5) Convenience electrical outlets and air conditioning equipment may be installed.
 - (6) Removal of sliding doors, windows, or other modification of the existing recreational vehicle enclosed by the patio enclosure is prohibited.
 - (7) Walls may consist of conventional wood framing or modular (prefabricated) construction.
 - (8) Glass located within 24 inches of a doorway or 18 inches of a floor must be tempered.
 - (9) Openings may be covered with screen mesh, plastic panels, or mineral glass. The combined surface area of openings facing the front, including doors and windows, shall account for 33% of the surface area of the front elevation.
 - (10) The front wall may contain a solid knee wall not more than 32 inches above a finished floor.
 - (11) An open area located within the front wall shall be a minimum of 36 inches in height.
 - iii. Additional requirements applying to storage buildings or space, attached or detached, subject to:

- (1) A maximum area of 120 square feet;
 - (2) A maximum height of 10 feet above grade when detached or 10 feet above finished floor when attached; and
 - (3) Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at 6 feet.
- c. Manager's office and residence, which may be of conventional construction.
- d. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
- e. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park or subdivision.
- f. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
- g. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park or subdivision.
- h. Recreation center parking lots and guest parking areas.
- i. Manufactured homes may be placed on designated recreational vehicle lots of spaces subject to approval of a Minor Use Permit.

B. Manufactured Home Parks and Subdivisions.

1. *Permitted Uses.*

- a. One manufactured home on each approved space. No dwelling units of conventional construction shall be permitted on any space for living purposes, except as specified below.
- b. Manufactured home accessory structures.
- c. Storage buildings, attached or detached, subject to:
 - i. A maximum area of 150 square feet;
 - ii. A maximum height of 10 feet;
 - iii. Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at least 6 feet.
- d. Manager's office and residence, which may be of conventional construction.
- e. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie

viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.

- f. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.
- g. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
- h. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park.
- i. Recreation center parking lots and guest parking areas.

C. ***Development Requirements.***

- 1. A minimum of 5 percent of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included when calculating required recreational area.
- 2. A 6 foot high screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.
- 3. Access to lots or spaces shall be from the interior of the park or subdivision.
- 4. Private streets shall be paved to a minimum width of 32 feet including required sidewalks when flush with the surface of the paving.
- 5. Concrete sidewalks at least 2 feet in width shall be provided on each side of interior private streets.
- 6. Required parking spaces shall be paved with either 2 inches of asphalt or 4 inches of concrete.

D. ***Temporary Parking.***

- 1. Manufactured homes and recreational vehicles shall not be parked, stored, or occupied on any property which is not part of an approved manufactured home or recreational vehicle park, subdivision, sales, or storage lot or approved under this Section.
- 2. Temporary parking of a manufactured home or recreational vehicle is subject to the following regulations:
 - a. Emergency parking of a manufactured home or recreational vehicle for a period of not longer than eight hours is permitted on any public thoroughfare subject to the provisions of the parking and traffic regulations of the City.
 - b. The temporary parking of a recreational vehicle on a public street in a residential area for the purposes of loading, unloading, or cleaning for a period of time not to exceed 48 hours shall also be permitted subject to the

parking and traffic regulations of the City and provided the vehicle is not parked so as to create a traffic hazard or obstruct traffic visibility.

- c. On-site parking or storage of a recreational vehicle is permitted in accordance with the following, provided such recreational vehicle is not used for living quarters or commercial purposes:
 - i. Within an enclosed accessory building or garage in all zoning districts.
 - ii. Where outdoor storage is otherwise allowed in the commercial and industrial districts.

412.16 Medical Marijuana Uses

Medical Marijuana Uses shall be located, developed, and operated in compliance with the following standards:

- A. **Compliance with Law.** All medical marijuana uses shall conform with the Arizona Medical Marijuana Act A.R.S. §36-2807 and Maricopa City Code.
- B. **Allowable Zones:** GC and MU-G (dispensaries only, no cultivation); LI and GI (infusion and cultivation facilities).
- C. **Location.** All Medical Marijuana Uses cannot be located:
 - 1. Within 250 feet of an Residential District;
 - 2. Within 1,000 feet of other dispensaries, abuse treatment facilities, group homes, alcohol rehabilitation facilities, correctional transitional facilities, schools, day care centers or similar uses, parks and recreational facilities, civic facilities, and religious facilities.
 - 3. Within 1,000 feet from a lot containing:
 - a. A public or private school;
 - b. A community center, park and recreation center, religious facility; or
 - c. Another legally established medical marijuana use.
 - d. A business that sells alcoholic beverages.
 - 4. On the same lot as a facility providing substance abuse services that is licensed or certified by the State of Arizona or the City of Maricopa.
- D. **Alcohol.** No alcohol can be sold or distributed on the premises for on- or off-site consumption.
- E. **Hours of Operation.** Hours of operation shall be limited to the time period between 8 a.m. and 10 pm.
- F. **No Drive through Facilities.** No drive-through facilities are permitted.
- G. **Dispensary.**
 - 1. **Size.** The maximum size for a medical marijuana dispensary is 2,500 square feet. Storage cannot be larger than 500 square feet.

2. **On-Site Smoking.** If medical cannabis is smoked on the premises, the dispensary shall provide adequate ventilation within the structure such that the doors and windows are not left open for such purposes, resulting in odor emission from the premises.
3. **Cultivation.** No medical marijuana cultivation may occur on the same premises as a dispensary.
4. **Signage.** Signage shall be limited to one wall sign not to exceed 10 square feet in area, and one identifying sign not to exceed two square feet in area. Signs shall not be directly illuminated. Any sign shall include the following language: "Only individuals with legally recognized Medical Cannabis Identification Cards or a verifiable, written recommendation from a physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The required text shall be a minimum of two inches in height.

H. **Cultivation.**

1. **Size.** The maximum size for a medical marijuana cultivation facility is 2,500 square feet. Storage cannot be larger than 500 square feet.
 2. **Amount.** Authorized patients may grow up to 12 marijuana plants.
 3. **Enclosed Locked Facility.** All marijuana plants must be cultivated in an enclosed locked facility, which is a closet, room, greenhouse or other enclosed area quipped with locks or other security devices that permit access only by a cardholder.
 4. Medical marijuana shall be cultivated and stored in a location that is physically separate and off-site from a medical marijuana dispensary.
- I. **Abandonment.** If a medical marijuana use closes for a duration longer than 12 months or if its license is revoked, the use will be considered abandoned and any authorization for the use on the lot shall be null and void.

412.17 Off-Track Betting Establishments

Off-Track Betting Establishments shall be located, developed, and operated in compliance with the following standards:

- A. **License.** An off-track betting establishment shall be required to have a valid business license from the City and State which must be renewed annually.
- B. **Location.** An off-track betting license will not be granted unless located a minimum of 1,000 feet from any other such establishment, any public park, and any elementary or secondary educational facility.

412.18 Personal Services and Restricted Personal Services

Personal Services and Restricted Personal Services shall be located, developed, and operated in compliance with the following standards:

- A. **Hours of Operation.** Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. unless otherwise specified.

B. Tattoo or Body Modification Parlor.

1. **Location.** Tattoo and body modification parlors shall be located a minimum of 1,000 feet from any other such establishment or smoke shop, hookah lounge, checking cashing facility, off-track betting establishment, any public park, and any elementary or secondary educational facility.
2. **Registration Required.** Any person who is engaged in the business of tattooing or body modification shall provide evidence of registration with the Pinal County Department of Health and City code.
3. **No persons under 18.** A sign shall be posted on the door or in view of the entrance stating that no person under the age of 18 is allowed on site, unless accompanied by his or her parent or legal guardian.

412.19 Personal Storage

Personal Storage shall be located, developed, and operated in compliance with the following standards:

- A. **Business Activity.** All personal storage facilities shall be limited to inactive items. No retail, repair, or other commercial use shall be conducted out of the individual rental storage units.
- B. **No Hazardous Materials Storage.** No storage of hazardous materials is permitted.
- C. **Notice to Tenants.** As part of the rental process, the facility manager shall inform all tenants of conditions restricting storage of hazardous materials and limitation on the use of the storage units. These restrictions shall be included in rental contracts and posted at a conspicuous location within the front of each rental unit.
- D. **Open Storage.** Open storage, outside an enclosed building shall be limited to vehicles and trailers with a valid registration and screened from public view by building facades or solid fences of eight feet with view-obscuring gates.
- E. **Circulation.** Driveway aisles shall be a minimum of 24 feet wide.
- F. **Exterior wall treatment and design.** Exterior walls visible from a public street or Residential District shall be constructed of decorative block, concrete panel, stucco, or similar material. These walls shall include architectural relief through articulation, trim, change in color at the base, variations in height, the use of architectural “caps”, attractive posts, or similar measures. A gate(s) shall be decorative iron or similar materials.
- G. **Screening.** Where exterior walls are required or proposed, they shall be constructed of decorative block, concrete panel, stucco, or other similar material eight feet in height. The wall shall include decorative architectural relief through variations in height, the use of architectural “caps”, attractive posts, or similar measures. A gate(s) shall be decorative iron or similar materials, with solid slats to obscure view.

412.20 Recycling Facilities

Recycling facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Reverse Vending Machines.**

1. **Accessory Use.** Reverse vending machines may be installed as an accessory use to a permitted or conditionally permitted primary use on the same site.
2. **Location.** Machines shall be located adjacent to the entrance of the commercial host use and shall not obstruct pedestrian or vehicular circulation.
3. **Identification.** Machines shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative.
4. **Signs.** The maximum sign area on a machine is four square feet, exclusive of operating instructions.
5. **Lighting.** Machines shall be illuminated to ensure comfortable and safe operation between dawn and dusk.
6. **Trash Receptacle.** Machines shall provide a 40-gallon garbage can for nonrecyclable materials located adjacent to the reverse vending machine.

B. Recycling Collection Facilities.

1. **Size.** Recycling collection facilities that are not part of a Recycling Processing Facility shall not exceed a building site footprint of 350 square feet or include more than three parking spaces (not including space periodically needed for the removal or exchange of materials or containers).
2. **Equipment.** No power-driven processing equipment, except for reverse vending machines, may be used.
3. **Location.** Facilities shall not be located within 50 feet of a Residential District.
4. **Setback.** Facilities shall be set back at least 10 feet from any street lot line and not obstruct pedestrian or vehicular circulation.
5. **Containers.** Containers shall be constructed of durable waterproof and rustproof material(s) and secured from unauthorized removal of material. Capacity sufficient to accommodate materials collected in the collection schedule.
6. **Identification.** Containers shall be clearly marked to identify the type of accepted material, the name and telephone number of the facility operator and the hours of operation.
7. **Signs.** The maximum sign area shall be 20 percent of the area of the side of facility or container or 16 square feet, whichever is larger. In the case of a wheeled facility, the side is measured from the pavement to the top of the container. The Director may authorize increases in the number, size and nature of additional signs for necessary directional or identification purposes but not for outdoor advertising.
8. **Parking.** Patrons and the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows available capacity during recycling facility operation.
9. **Site Maintenance.** Sites shall be maintained clean, sanitary, and free of litter and any other undesirable materials. Noise and odors shall be contained within immediate area of the establishment so as not to be a nuisance to neighbors.

C. **Recycling Processing Facility.**

1. **Location.** Facilities shall not abut a Residential District.
2. **Screening.** The facility must be screened from public rights-of-way, by solid masonry walls or located within an enclosed structure.
3. **Outdoor Storage.** Exterior storage of material shall be in sturdy containers or enclosures that are secured and maintained in good condition. Storage shall not be visible above the height of the required solid masonry walls.
4. **Identification.** Facilities shall be clearly marked with the name and phone number of the facility operator and hours of operation.
5. **Site Maintenance.** Sites shall be maintained clean, sanitary, and free of litter and any other undesirable materials. Noise and odors shall be contained within immediate area of the establishment so as not to be a nuisance to neighbors.

412.21 Residential Care Facilities

Residential Care Facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** The minimum distance from other residential care facilities shall be 300 feet.
- B. **Screening and Landscaping.** A minimum six foot high wall or fence shall be provided for purposes of screening and securing outdoor recreational areas.
- C. **Licensing.** Residential care facilities shall be licensed and certified by the State of Arizona and shall be operated according to all applicable state and local regulations.
- D. **Parking.** Staff parking and loading facilities may be on the sides and rear of the building. Visitor parking may be located near the entrance or the street.

412.22 Temporary Uses

Temporary uses shall be located, developed, and operated in compliance with the following standards:

- A. **General.** A temporary use is intended to operate only for a limited period of time.
- B. **Carnivals, Fairs, and Festival Events.** Carnivals, fairs, and festival events, including arts, neighborhood and community fairs, in connection with an existing commercial use or in conjunction with an activity of a civic organization, church, lodge, public or private educational facility, or other such group or organization are permitted in accordance with the following standards:
 1. **Location.** Carnivals, fairs, and festival events are limited to areas within Commercial, Mixed Use, and Employment Districts, or on property owned by a public or private educational facility, institution, or religious facility. Corn mazes and similar activities are permitted in Rural Districts. Neighborhood and community fairs are permitted in Rural and Residential Districts.
 2. **Time Limit.** When located within or adjacent to a Residential District, the hours of operation shall be limited to 8:00 A.M. to 9:00 P.M., unless a longer time period is approved with a Temporary Use Permit.

3. **Duration.** Carnivals, fairs, revivals and festival events are limited to no more than 10 consecutive days, separated by at least 30 calendar days four times a year. A more limited duration may be established in order to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the city as a whole.
 4. **Existing Parking.** Where such a use is proposed within a developed parking lot, the available parking shall not be reduced to less than 75 percent of the minimum number of spaces required by this code, and traffic access shall be maintained.
- C. **Farmers Markets.** Farmers Markets shall be located, developed, and operated consistent with the following standards:
1. **Operator.** Farmers Markets must be operated by one or more certified producers, a nonprofit organization, or a local government agency.
 2. **Vendors.** At least 70 percent of vendors must be producers. Up to 20 percent of market vendors may be those who sell food that is freshly made and available for consumption on site. Up to 10 percent of market vendors may be community groups, services, or other vendors or organizations not necessarily related to agriculture or food.
 3. **Management Plan.** A management plan shall be prepared and provided to the Director. The management plan shall include the following:
 - a. Identification of a market manager or managers, who shall be present during all hours of operation.
 - b. A set of operating rules addressing the governance structure of the market; the method of assigning booths and registering vendors; hours of operation; maintenance; security; refuse collection; and parking.
 4. **Hours of Operation.** Market activities shall be conducted between the hours of 7 a.m. and 7 p.m. Set-up of market operations shall begin no earlier than 6 a.m., and take-down shall end no later than 8 p.m.
 5. **Waste Disposal.** Adequate composting, recycling, and trash containers shall be provided during hours of operation, and shall be removed from site for appropriate disposal. The site shall be cleaned at the end of each day of operations, including the removal of all stalls and debris.
- D. **Garage Sales.** A garage or yard sale may be conducted on any developed lot in a Residential or Rural District, subject to the following requirements. No permit is necessary to conduct a garage sale.
1. No more than six such sales may be conducted on any one lot in any one calendar year.
 2. Each sale period shall be for no more than three days within a three month duration.
 3. All merchandise to be sold shall be displayed on a private lot and not within the public right-of-way. Merchandise shall be personal property of the family or families hosting the sale and shall not have been purchased for resale.

- E. **Model Homes.** Model homes with sales offices and temporary information/sales trailers in new residential subdivisions are subject to the following requirements:
1. **Time Limits.** A temporary information/sales trailer may be used during the construction of the model homes for a maximum period of twelve months.
 2. **Location of Sales.** Real estate sales conducted from a temporary sales office are limited to sales of lots within the subdivision it is located and to other subdivision projects under the same ownership.
 3. **Return to Residential Use.** Prior to the close of a sale of any of the model homes as a single-family residence, any portion used for commercial purposes will be converted to its intended residential purpose, including flagpoles.
 4. **Term of Use.** The model home may be established and operated until completion of the sale of the lots or residences within the subdivision.
- F. **Temporary and Seasonal Outdoor Sales.** Temporary and Seasonal Outdoor Sales are allowed in accordance with the following standards. No permit is necessary for seasonal sales or sales occurring less than three consecutive days.
1. **General Requirements.** Temporary outdoor sales—including but not limited to grand opening events, and other special sales events—on private property in non-Residential Districts are subject to the following standards:
 - a. Except for Seasonal Sales, temporary outdoor sales are part of an existing business on the same site and are limited to a seven-day period three times a year.
 - b. Sales events must be conducted solely on private property and not encroach within the public right-of-way or occupy required parking. Location of the displayed merchandise must not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.
 2. **Seasonal Sales.** The annual sales of Christmas trees, fireworks, pumpkins and similar items is permitted in accordance with the following standards:
 - a. **Time Period.** Pumpkin sales are permitted from October 1st through November 7th. Christmas tree sales are permitted from November 15 through December 31st. Seasonal sales associated with other holidays are permitted up to a month preceding and one week following the holiday.
 - b. **Goods, Signs and Temporary Structures.** All trees, pumpkins, or other items for sale, as well as signs and temporary structures, shall be removed within five days after the end of sales, and the appearance of the site shall be returned to its original state.
 3. **Non-Profit Fund Raising.** Fund raising sales by a non-profit organization for up to three days per event.

4. ***Long Term Special Events and Sales.*** Other special events, outdoor sales, and displays that exceed seven consecutive days may be permitted in accordance with the following standards:
 - a. *Location.* Events are limited to non-residential districts.
 - b. *Number and Duration of Events.* No more than four events at one address shall be allowed within any 12-month period unless a Temporary Use Permit is obtained. The duration of any single event shall not exceed 30 days.
 - c. *Existing Business.* Temporary outdoor sales shall be part of an existing business on the same site.
 - d. *Signs.* Signs shall conform with the provisions of Article 411.
5. ***Vehicle Sales Prohibited.*** The parking of privately-owned used automobiles in parking lots for the express purpose of offering the vehicle for sale is prohibited, unless permission is granted by the property owner and multiple cars are not offered for sale at one time. This restriction does not apply to Automobile/Vehicle Sales and Leasing uses.